1,500

REAL ESTATE NEWS. In so far as it shows that the inactivity of

the New York real estate market is not altoother or even chiefly attributable to local mes, the fact is worth emphasizing that milar market conditions prevail in other large centres. According to the president of a company which conducts speculative real estate pany which conducts speculative real estate cinati, if the current dealing at New York be expressed in the sum of 100, the dealing at Boston would be 85, at Cincinnati 50, at Chicago 60, at Washington 75, at Pattimore 80, at Philadelphia 125; and at Pittaburg 150. According to the same authority the tax at New York is even now moderate by comparison with that of other cities, and is felt only because of its sudden increase a year ago. He main tains that the inactivity at New York, as else were, is primarily the result of an oversupply of housing, occasioned by the great speculative building movement which came an end on the rise in constructional cost last summer. This movement, encouraged by cheap construction, was unduly stimulated by an unprecedented amount of money in the hands of savings banks, insurance companies, trustees of estates and other lenders, for whose capital the only legal or practical outlet was into loans on real property. The supply of such money in proportion to population is notably larger in Boston than in New York, which accounts for the relatively greater oversupply housing in the New England cities, despite differences in the law relating to labor liens theoretically calculated to restrict liberality in the matter of building loans. It is estimated that there are 3,000 new buildings vacant within

five miles of the centre of Boston. For a year past, however, the people who make building loans have discouraged new undertakings, except where clearly justified by special circumstances, such as replacing antiquated houses in older sections, where the demand for modern accommodations is in excess of the supply. The new building code, indeed, has tended to prolong artificially the constructional movement in seven-story elevalor flats. The new code permits the erection of seven-story semi-fireproof flats, not above eighty-five feet in height, without regard to the width of the thoroughfares on which they are located. The act of 1885 regulating the height of dwelling houses, provided that dwellings intended to be used by more than one family, when not fireproof, should "not exceed seventy feet upon all streets and avenues not exceeding sixty feet in width. and eighty feet upon all streets and avenues exceeding sixty feet in width." By an amendment of 1897 it was intended to permit semi-fireproof dwellings not exceeding seventy-five feet in height on streets and avenues of whatever width, but the Build-Department interpreted the amendment illiberally, ruling that the per-mission to build seventy-five feet applied only to streets over sixty feet wide; on sixtyfoot thoroughfares a height of only seventy feet was permitted, except in fireproof construction. Elevator service in a six-story flat was not an inviting proposition from the investor's and, consequently, from the builder's point of view, although attractive enough in a seven-story flat. It was impossible to get seven stories in seventy feet of height, out seven stories were by clever planning obtainable in the seventy-five-foot elevation which, by the way, the framers of the law had intended merely as a liberal altitude for a six-story structure. The new building code expressly allows semi-

firepreed construction up to eighty-five feet, regardless of the width of the street, the number of stories, however, being limited to seven or less. The effect of this provision has been to oren up to builders of the now typical sevenstory semi-fireproof apartment house a great body of cheap land-that is, cheap by comparison with the land on the avenues-which was not before available and which has had, in a sense, the effect of offsetting the rise in the cost of construction. Owing to the new building code the city has, therefore, had this spring a speculative movement in street lots in the choice flat-house sections. It is safe to say that the building code added 20 per cent, to the intrinsic value of lots in uptown sixty-foot

But despite the new code the plans filed with the Building Department show a decrease of over 50 per cent. in the estimated cost of new projections, and building loan operators more than ever manifest a tendency to withhold loans

The brokerage business made public during the week was unimportant, numerically or otherwise. Still, many brokers assert that they have made sales to investors which are not reported, and others hint at important negotiations under way, so that possibly the very quietness of the market may be inducing experienced investors to bestir themselves for bargains.

Cyrus Field Judson has sold for Robert Graves to Harry Graves, Jr., for \$125,000, the old Jaffray place at Irvington-on-Hudson, consisting or about ten acres of land, with buildings, at the north corner of Broadway and Sunnyside lane. The land was once par of the Washington Irving estate, but was sold many years ago to E. S. Jaffray, who erected the present improvements. At his death it was sold in partition and bought by Howard

William Leonhauser was the buyer of No. 218 West 136th street, and Dr. Mott D. Cannon the buyer of No. 131 West 122d street.

William Seeligsberg has sold for the estate of W. Wright to Joseph L. Buttenwieser, for improvement, the old buildings No 262 West Twenty-second street, on a lot 25x98.9. This property has been in the seller's family since 1848, when the lot was purchased for \$1.500. Mr. Seeligsberg says lots in this block are held at \$20,000.

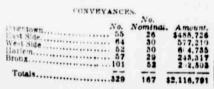
B. C. & F. T. Barry have leased for Albert I. Sire to Ellison & Co., druggists, now in the Bolkenhayn, at Fifth avenue and Fifty-eighth street, the store in No. 645 Madison avenue. The lease runs for ten years at \$3,600 a year.

Through an oversight the sale of the northeast corner of William and Ann streets by Edward Thompson was repeated yesterday as a new transaction. The sale was reported in detail on July 6, Ruland & Whiting being the brokers and the New York and Boston Dyewood Company the buyer. Plans were filed yesterday with the Building Department by Robert Maynicke, architect, for an eight-story brick fireproof warehouse, with stores, to be built at No. 120 William street and No. 79 John street for Albert Plant of the drug house of

Lehn & Fink, at a cost of \$150,000. The following are the tables, by districts, for Manhattan and The Bronx, of the conveyances, mortgages and projected buildings for the week ending July 14:

CONVEYA	NCE	S.	
	No. 36 47 42 50	No. Nomine 22 32 19 31 53	al. A mount, \$682,422 638,183 535,619 219,166 :32,832
Totals	293	157	\$2,308,221
MORTGA	GRS		
Downtown. East Side West Side Harlem. Bronx		47	A mount. \$1,277,578 444,768 1,809,751 862,968 704,120
Totals			\$4,009,185
BUILDE			
Downtown		No.	A mount.

\$300,550 7-5,816 1-8,175 141,850 141,800 28 12 13 15 Antals 89 \$1,507,891



MORTGAGES. 11,182,535 A69,726 1,273,483 924,719 499,824 \$4,749.987 BUILDINGS

Real Estate Transfers. DOWNTOWN. (South of Fourteenth st.)

Cherry st. 230-236, n e cor l'elham av; H Linaly Johnson to Morris Levy, r s \$22.50, mtge \$120,500 Ludiow at. 69, w a, 25.6286; William J Gil-mariin to Louis A Jaffer, r a \$6.50, mtge \$25,000. maring to Louis A Janer, 7 \$ \$6,50, mage \$25,000.

Lewis at, 8, w s, 25x100: John H Rogan, referce, to The Church of St Rose.

2d st, 213 E, 203,796: John C Rlatzl, trustee, to Charlotte Christensen, r s \$4.

12th st, s, 150 w 5th av, 25x127.9226x120.5;

John Rogers to George F Cranc, r s \$36, mage \$20,000.

1st av, w s, 75.8 n lat st, 36.7x100x irreg;

Jacob Kassewitz to Oslas Kanner, r s 50c.

Avenue D, c, 8, 74.5 s 3d st, 18.7x80; Avenue D, c, 3, 56, 1 s 3d st, 18.7x80; Annie Schreiber to Hayman Wallach, r s \$2. 15,900

EAST SIDE. (East of Fifth ar, between Fourteenth and 110th ste.) 79th st, 235 E, 24.10x105z.7 irreg; Mary T Kelly to William Baumann, r s \$5, mtge \$16,000... \$16,000 ... exington av. 1081, e.s. 17x85; Louis A Jaf-fer to William J Glimartin, r. s. 33, mtge st. 900 e 4th av. — x95.9x19.3x95.9v. William J Harris, exor, to Rachel Katz, rs. 517.50, mtge \$7.559. Sth st. s. 130 e 3d av. 20x100.5; Mayer Rosenthal to Charles M Rosenthal.

Same property: Mayer Rosenthal et al to Charles M Rosenthal, 2-3 part, rs. \$4, mtge \$7.500. Sth av. 555, e s. 40x120; Francisca A de R La Marquesa de Vistabella to Cecilia Borg. WEST SIDE.

West of Fifth as, between Fourteenth and 110th ste.) Amsterdam av. e. s. 125.5 n 87th st. 25x100: Joseph Murphy, Jr. to Charles P Howland, r s \$15, mige \$24,000 102d st. 245 W. 18x100.11; Eugene Van Schalck to Agnes J Hancock, r s \$2.50, mige \$23,000 

(Manhattan Island, north of 110th st.) Amsterdam av, 1645-1652, w. 8, 75x100; Clarenos A Lent to Belle Dickinson, r. 8. 2.....
115th st, 110 e Madison av; Frederick G Potter to Josephine Classon, r. 8. 21, mige 853,000
116th st, n. 8, 373 e Pleasant av, 26x100,10;
Russell Sage to Frank Tilford, mige \$10,000
Amsterdam av, 1648-1652, w. 8, 75x100; Belle
Dickinson to Mahala Dickinson, r. 8. \$1.
148th st. n. 175 w. Amsterdam av, 26x99,11; son D Stilwell to Carriebelle D Lachantin, ra \$8, mige \$12,000.
118th st, n s, 350 e 5th av, 34,11x100.11x irreg; W B Vanderpoel to Lilly R Stern, r s \$5, mige \$25,800.
116th st, 124 E, 25x100.11; Theresa Ham-mer to Leander Hammer, r s \$7, mige \$23,000.

(Borough of The Brons.) Bradhurst av. es. 25 s 145th st. 25x75; Catharine C Hunt and ano, exers, to Lottle Bradburst av. e.s. 25 s 143th st. 2375; Catharine C Hunt and ano, exers, to Lottle E Zwisler

Sherman st. n.s. 150 e Railroad av. 50x100;
David Lichtenstein to Charles E Lichtenheim, all title, r.s. 50c.
Sherman st. n.s. 150 e Railroad av. 50x100;
William D Isley, by guardian, to same, 1-3 part, r.s. \$1.50.
Elsmere pl. ss. 313.3 w Southern Boulevard, 100x100x99,0x100; Tremont Land Co to William E Ersn.

Grand av. n. w cor Hampden st. 100x100;
Frederick C Krumdieck to William F Krumdieck, Jr. r.s. \$4, mtg. \$2.500, 1-3 part. 16,500 part 185th st. n s. 150 e Park av. 50x100; Charles E Lichtenstein to Charles R Miller, r s \$3,50 \$3,50 135th st. n.s. 66,10 w 3d av. 33,1x21.1; Mar-tin Norz to 23d Ward Bank, r.s. \$5... Findlay st, n.e.s. lot 51, map village Meirose, 50x100; Mary E Peto to William Kelly, all title rest. Finday 31, nea, 102

50x100: Mary E Peto to William Kelly,
all title, rs \$1.

8th st. s. 285 e 4th av. 50x114, Unionport;
Adolph Brieger to Louis Born and wife...
Jennings at. s., 10t 591, map Section C,
Vyse estate: Injeborg to Anna Wolaneck,
r a \$2, mtge \$4,000

M Haslum, rs \$2, mtge \$4,000. 8,300

Recorded Leases.

West Broadway, 550; Ann Quirk to Nathan Edwards, 2:10-12 yrs. Grand st. 556; G Lee Stout to Wilhelm Soll, 5 yrs. \$1,500 1,400 5 yrs
Spring st, 256; Philip L Schell and ano, exers,
to David M Mahoney, 5 yrs.
Columbia st, 38; Annie Garlick to Aaron
Brandt, 2 yrs. 1,320 2,750

Recorded Mortgages DOWNTOWN. (South of Fourteenth st.) (South of Fourteenth st.)

11th st, 327 W; Joseph F Doyle to Thomas R De Lacy, 1 yr.
Cherry st, 230-236; Morris Levy to Annie B Dexter, 3 yrs.
Ludlow st, 50; Louis A Jaffer to William J Gilmartin, 2 yrs.
1st st, ns, 100 w 1st av, extends irreg to 1st st, also 2d st, s s, 291.8 w 1st av; 2d st, s s, 306.4 w 1st av; 1acob Kassewitz to Joseph L Buttenwieser, demand.
Varick st, 135; also Spring st, 258; David M Mahoney to iternhelmer & Schmid, saloon lease, demand.

EAST SIDE. 15,000

EAST SIDE. East of Fifth av, between Fourteenth and 110th sts.) 93d st, n s, 74 e Madison av; James Kilpatrick to Riverside Bank, 4 mos. 11th st, 327-331 E; also 2d av, 213; all title, de: Joseph Kunzenmann to Rosa Brandt, \$1,602 1 yr. .... WHST SIDE.

(West of Fifth av. between Fourteenth and 110th sta. Sth st, 346 W: George B Frisble to Frank G
Suttan, 3 yrs.

9th av, ws, 430 47th st; Leonhard Schurr to
the Frederick Hollander Co, 1-6 part, demand.
Amsterdam av, e. s, 25, 11 s 109th st; Gustav
T Lawrence to East River Savings Institution 3 yrs.

20,000 Amsterdam av, e.s. 50.11 s 109th st; same to same, 5 yrs.

6th av, e.s. 106.11 n 36th st; Augustus S Hali to George Cantrell et al, 820rs, de, 8 yrs.

26th st, 220 W. Osias Kanner to Joseph L Buttenwier F, demand.

3d av, 731; same to same, demand.

1st av, 21-23; same to same, demand.

23d st, n s, 106 w 10th av; Roman Catholic Church of the Guardian Angel to City Trust Co, 3 yrs.

46th st, n s, 220 e 6th av; the Baptist Temple of the City of N Y to the Rector, &c, of St Stephen's P E Church, installs.

HARLEM. 20,000 60,000

14,000

HARLEM. Manhattan Island, north of 110th st.) 148th st, s s. 100 e Amsterdam av; Frank Koch to William G Leeson, demand... Valentine av, e.s. new line, 403.4 n 179th st; John P A Kochler and wife to Annie M Metzler, 3 yrs. \$3,000

Taylor av. n w s. lot 152, map Belmont vil-lage; Mary M Bickford to Charles J Mor-ria, 2 yrs... Brook av. s w cor 144th st; John and Anna Sochi to Ferdinand C Bamman, 5 yrs... Amsterdam av. 1484-1652; Belle and Ortson Dickinson to Margaret E D Meany, de-mand

Dickinson to Margaret E D Meany, demand
St Nicholas av. w s. 61.3 s 154th st, extends to
Croton Aqueduct; Charles S Hibbard to
Lorenso and Ida L Terwilliger. 4 yr.
136th st, 319 W; George Thompson to Title
Guarantee and Trust Co. 3 yrs.
Amsterdam av. 1650; Belle and Orlson DickInaon to John S Lyle, 3 yrs.
Amsterdam av. 1645; same to same, 8 yrs.
Amsterdam av. 1645; same to same, 3 yrs.
161st st, s. 8, 172 e Broadway; Jay S Helsier
to August Oppenheimer, demand.
112th st, s. 8, 300 e Ath av. Carriebelle D Lanchantin to City Mortgage Co, 1 yr.
112th st, s. s. 266, 8 5th av; same to same,
yr. 28,500 1 yr 112th st, s s, 266,8 e 8th av; same to Nelson D Stilwell, 1 yr 183d st, n s, 120 e 11th av; Peter B Havanagh to Bernard Havanagh, 3 yrs 117th st, n s, 110 e 5th av; Alfred H Marvin to Charles H Rosenthal, demand. 8,000

(Borough of The Bronz.)

Jerome av, n e cor 177th st; Minna Duncan to George H Byrd, 3 yrs.

Elm av, s s. 200 e Orchard terrace; George Metager and wife to Andrew and Anna Spath. 2 yrs.

Part of lots 48 to 101 A, map of Samuel Ryer homestead; Louis Elckwort to Jacob Wicks, Jr. 2 yrs.

Jackson st, w s. 46,8 s Water st; Louis Hubener and Martin Escher to Irene B Braman, 3 yrs.

Elsmere Dl. a s. 213.3 w Southern Boulaverd. (Borough of The Brons.) 2.250

Jackson st, ws. 46.8 s water at, louis rubes ner and Martin Escher to Irene B Braman.

3 yrs.

Elsmere pl, s. s. 313.8 w Southern Boulevard;
William C Egan to Title Guarantee and
Trust Co, I yr.

185th st, n. s. 150 e Park av: Charles R Miller to Charles R Lichtenhelm. I yr.

185th st, n. s. 165.4 e Park av: same to Elizabeth W Gwynne. I yr.

185th st, n. s. 165.4 e Park av: same to Jean L Miller. I yr.

185th st, n. s. 165.6 e Park av: same to Jean L Miller. I yr.

185th st, n. s. 165.6 e Park av: same to Ailce E and Mabel C Leonard. I yr.

185th st, s. 166.5 e Park av: same to Ailce E and Mabel C Leonard. I yr.

185th st vs. 141; Lottle E Zwisler to Augustus T Gillender, committee. &c. 3 yrs.

185th st ys. 355.5 n Fordham av: Mary E Lake to Paul Fuller. 4 yr.

Jackson av, new, ws. about 318.10 s 165th st. new line; Isidore Rabinowitz to Abram Lakritz, demand.

2th st. ss. 255 e 4th av, Wakefield; Louis Born and wife to John Elstner, 5 yrs.

Arthur av, new line, s cort 185th st, new line; Joseph Tesorto O Anna N Rogers. 14 yr.

Assignments of Mortgages. 2,500 2,500 450 4,400

Assignments of Mortgages. McGuffoy, John H, to John H Metzler, as-signs 2 morts. Same to same, assigns 2 morts. New York Investment and Improvement Co to Knickerbocker Trust Co. to Knickerbocker Trust Co... Sarasohn, Bertha, to Abraham H Sarasohn... State Trust Co to Catharine W Loney. Wilkins, Ann E, earra, &c, to Harold S Rankine
Becker, Louis, Sr. to Bridget Horan, rerecorded
Dester, Frederick C, to T Emory Clocke,
excl. &
McNelli, Matilda, to Richard S McNelli.

Discharges of Mortgages Bissell, Josephine, and husband to Catharine Wolfe Lowey

Hayes, Peter, to Emigrant Industrial Savings Bank

Koehler, John P. A. and wife to John H. Metzier

Koch, Frank, and wife to Mary Maloney

Lent, Clarence A. and wife to Morris Steinhardt.

Lent, Clarence A. and wife to Morris Steinhardt.

Lyon, Julius J., and wife to Edmund Hendricks.

Lemon, Thomas K. and others to J. A. Aspinwall.

Lemon, Thomas K. and others to J. A. Aspinwall.

Mahoney, David M. to Bernhelmer & Schmid.

Metzier, John H. and wife to Susan Hattenburn.

Murphy, Joseph, Jr., and wife to Samuel Fleid.

New York Improved Real Estate Company to Seamen's Bank. \$30,000 8,000 3 23 229 1,630 7 110 6 33,000 7 98 424 18,500 7 94 453 2,500 3 51 120 33,000 7 65 211 28,000 7 65 208 3.000 2 73 455 2.500 11 85 165 ..... 4 93 30

men's Bank O'Acil, Mary, to Ann O'Reilly O'Neill, Mary, to Ann
O'Reilly
Steinhardt, Morris, to
George R Schieffelin... 25,000 7 59 267
Schindler, Elizab tha. to
Lambart Suydam... 4,000 5 72 117
Tompains, Johnste M. to
Caroline G Reed... 100,000 5 76 341
Glass, John. to the Rector.
Church Wardens and Vestrymen of Grace Church
Lyon. Dore, and wife to
James T Adee... 10,000 2,440 407
Lyon. Dore, and wife to
James T Adee... 10,000 2,276 185
New York Improved Real
Extate Company to Mary
Jones Winthrop
Roman Catholic Church of
the Guardian Angel to
Thomas Garty... 30,000 2,275 1
Lyon. Samuel H, to BenJamin Baron (chattel)
Moor., John, and Joseph
Rice to George Ehret
(cnattel)... Mochanics' Lines. ..... 1 26 79

Mechanics' Liens. Mount Hope pl, s e cor Jerome av, 79x131.4x 67x131; Pasquale D'Auria vs John M Blau-East Broadway, 203; Philip Steinman vs

Washington av, n e cor 171st st, 100x130; Church E Gates & Covs William H Gard.. 247.51

Satisfied Mechanics' Liens. Same property; Conrad Ochs vs same, June 18, 1900 339.00 May 22, 1900.

Same property. Charles R Richardson et al vs same: 13 liens, May 23, 1900. 397.02

Broome st, 381, s.s., — e Most st, 22x121.6x28x122.3; Dillon B Burnett vs Mary Elekhoff et al; atty, P T Stafford. 12th st, s.s., 343.6 e Avenue A, 25x103.3; American Mortegge Co vs Barbara J Bonn et al; atty, Bow-ers & S. Mottgage Co vs Darbara J Bonn et al; atty, Dow-ers & S.

7th av. e. s. 50.11 m 120th st. 16.11277; Mutual Re-serve Fund Life Association vs Bridget L Phelan et al; atty, G Burnham, Jr.

Sedgwick av. w. s. 250 s from stone monument in w sof said road, runs s 16.8x w 100x16.8x100; Julia A Stebbins vs Elizabeth F Playle, formerly Lewis et al; attys, Morris, S & M.

18th st. 423 E; Catharine B Davis vs Daniel Hines et al; atty, Peckham, M & K.

BOAND OF MOKERS ART OF STATE OF STATE



WANTS. FOLSOM BROS., 835 Broadway—Want a private house for about \$12,000 to \$16,000. located between 2d and 4th avea, 10th to 20th ats.

OFFERS. FOLSOM BROS., 855 Broadway—Offer plot 78x90 with old buildings, on 3d av, below 34th st; mortgage, \$45,000, at 44%; asking \$68,000 also, \$3-story and basement factory building (with power) near .25th st, and North River, for sale or to let on very favorable terms; aso, a Madison

av. corner below 34th st. with adjoining street lot if desired; fine location for acceler apartment or hotel; for sale on favorable terms; also, several desirable waterfront properties on the East River for sale or to let. for rate of to let.

JOHN F. DOYLE & SONS, 45 William St.—Offer a
plot of 26 lots, whole avenue front, adjoining East
River, 2002.823 feet; ripe for improvement; sultable for manufacturing site or tenement. Abe for manufacturing size of tenement.

STABLER & SMITH, 674 Columbus Ava.—Offer in
West 51st at, near 8th av., 4 at 100, 11, in good
neighborhood and near "L" station. Price,
\$50,000. Also, West 65d st. 20 fe't front, single
flat fully rented and in best condition; estate will
sacrifice.

Cym Fild Judson HOUSES FOR SALE AND RENT.

Dwelling Rouses Co Let.

\$12,500 A desirable four story private dwelling: good block, near 93d at station: must be sold.

\$22,000—Four-story dwelling, 18 fer B inches wide;
bathroom extension; splendid block lower 90s, Central Park West and Columbus; this is one of the
cheapest houses we have ever offered.

STABLER & SMITH,
674 Columbus av. Above 14th st., 5th av. to East River. PARK AVE. CORNER NEAR 105TH ST., 5-STORY, 5-FAMILY FLAT, WITH SALOON AND ONE STORE; WELL RENTED; NO VACANCIES, WILL SELL CHEAP.

City Real Estate.

CHAS. H. EASTON & CO. 116 WEST 42D ST.

Lis Pendens

47th st, 102-104 W: Building Department vs Hobert Estate Co, violations, 4c; atvy, E Otterbourg. Lenox av, ws, widened, 25.2 s 114th st, 26, 22.75; Rob-ert V S Samuels, trustee, vs Antonio Rasines et al, to set aside deeds; atvys, Cheevey & Rogers 2d st, ns, at w line lot 29, map land of William Adee, runs n 100x w 40x100x40, 24th ward; Frederick Dillemuth vs Julia Rafferty et al; atty, R H Bergman.
Waveriey pl. nes, lots 98 to 101, map of Fairmount, 100x200, except part for widening Crotona av: Elmer B Dixon vs Elizabeth Dixon, to determine interest, &c; atty, J Kearney.

Plans Filed for New Buildings. DOWNTOWN.

(South of Fourteenth st.) William st, 120, and John st, 75; eight-story
warehouse: Albert Plant, owner; R Maynicke, architects: cost.
4th st, 375-380 E: three six-story flats and
stores; Henry Herts, owner; Schneider &
Herter, architects; cost.
2d av, 129; six-story flat; Charles Weinstein,
owner; Schneider & Herter, architects; cost.
12th st, 14 W: improvement to clubhouse;
G F Crane, owner; Bigelow, Walles & Cotton, architects; cost.
7th, st, 98 E: improvement to tenement; Sophie
Klenke, owner; M J Garvin, architect, cost.
Roosevelt st, 89; improvement to dwelling
and store; Moses Blank, owner; C E Reid,
architect; cost.

RAST SIDE.

BAST SIDE. (East of Fifth ac, between Fourteenth and 110th sts.) 64th at, 47 E; improvement to dwelling; Mrs Barlow, owner; Howells & Stokes, architects: cost.

Madison av and 75th at, s w cor improvement to bank and flats; C R Henderson, owner; E H Kendall, architect; cost.

5th av and 28th at, s e cor; improvement to offices; D H Gould, owner; C H Richter, Jr. architect; cost.

WEST SIDE.

(West of Fifth as, between Fourteenth and 110th sts.) 26th st. 239 W: six-story and basement flat; Charles Shapiro, owner: M Bernstein, architect; cost... 34th st. 254 W: one-story shed; Maurice Siehel, owner; cost... 27th st. 250 W: improvement to dwelling: John L. Hamilton, owner; H. G. Knapp, architect; cost.

89th st, 126-128 W; improvement to apartment house; Hawthorne Apartment Association, owner; Flemer & Kochler, architects; cost.

9th to 16th av, 58th to 59th st; improvement to morgue and dormitory; Roosevelt Hospital, owner; W W Smith, architect; cost...

(Borough of The Bronz.)

Macy pl. n s. 81 e Prospect av: eight twostory dweilings; Thomas M Macy, owner:
W.C. Dickerson, architect; cost.
Prospect av. w s. 296 n 161st st; three-story
dweiling; A 26 P J Doren, owners; M J
Garvin, architect; cost.
187th st. s. 5. 1 w Arthur av; three-story
dweiling; Ignatio Calcutterra, owner: H A
Knapp, architect; cost.
Boston road, e s. 118 n 177th st; two-story
offices; Clocke & Clocke, owners; T W Ringrose, architect; cost.
2d st. n s. 125 e Washington av; two-andahalf-story dweiling; 'red Kessler, owner:
T W Ringrose, architect; cost.
2,000
Cambreling av, 2463; improvement to tenement and store: A & M Osterburg, owners;
J E Kerby, architect; cost.
2,000
Cambreling av, 266; improvement to tenement and store: A & M Osterburg, owners;
J E Kerby, architect; cost.

J E Kerby, architect; cost. (Borough of The Bronz.)

City Real Estate.

Agents.

Auctioneers.

Geo. R. Read. REAL ESTATE.

Head Office: 60 Cedar St., near Nassan.

Appraisers. Brokers.

Borough of Bronx-Sale or Rent. A N OWNER of lots on Central or Jerome ave., future Broadway of New York, near St. Joseph's Seminary, actually worth \$1,000 each, needing immidiate cash, will sell same for \$350 and pay a commission of \$70 each to any one giving name of buyer or induencing sale; terms, \$10 cash; balance amonthly.

LAWRENCE, 59 West 23d.

Borough of Brooklyn-Sale or Rent.

2 AND 3 STORY HOUSES.

NEW \$100.00 MODERN 65.74 STONE NEAR PROSPECT

Midwood Street, near Flatbush Av., 30 minutes from New York. Swell and square front, box stoop, or saloon parlors; up to date to the smallest detail: hardwood trim, open plumbing, tiled bath rooms. Same house in New York would cost three to five times what I am asking. Can be seen any day.

W. A. A. BROWN, Owner,
Oor, Flatbush Av. and Midwood St.
Open evenings until 9. Sundays and

Open evenings until 9. Sundays and Holidays all day. Send for ILLUSTRATED BOOKLET.

TWO FAMILY HOUSES.

To let, two family detached houses, 7 and 8 rooms all improvements: in a quiet neighborhood; 59th st. bet. 16-17 av., Brooklyn; rent \$22 and \$24 per month. inquire

J A. PFALZGRAF. 1649 60th st.: Brooklyn.

\$4,800. BAY RIDGE Close by the Shore Road. 5c. fare: 30 minutes. Manhattan; optional transfereasy terms; 73rd St. and 1st Ave. GELSTON.

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HIGHLY DEVELOPED AND RESTRICTED.

SEA SHORE RESIDENCE PARK. This tract of land, about 150 acres fronting the Atlantic Ocean, Gravesend Bay,

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The Opportunity Will be Offered to Secure Plots by Auction Sale SATURDAY AFTERNOON, JULY 28 NEXT.

Special private steamboat service provided from May to November. Complimentary pass upon boat to visit Sea Gate within one hour from Battery, N. Y., and further particulars will be sent upon application to the

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GENTLEMAN'S COUNTRY SEAT
residence modern; all improvements; on high ground;
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For full particulars inquire of
ABRAM HYATT & CO: 503 Fifth av., New York.

Fairview, Yonkers. High and healthful; cool and refreshing breezes beautiful views; easy to reach; easy to buy; send for bookiet. GORDON, 20 East 42d st. Befinement Without Expensiveness.

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Nineteen-room house, all modern improve ments, including electric lights, steam heat, &c.; filled with good paying boarders and an A 1 investment. For terms call or address

FRANK B. SMITH. GLEN RIDGE, N. J Telephone 53.

LONG BRANCH - Twenty-room modern cottage, furnished, \$650; sale, \$5,000; 16 rooms, \$400, sale, \$4.500; 5-room cottage, \$2,200.
WILLIAM LANE, Long Branch Station.

To Let for Business Burposes. FRONT PART OF STORE; very desirable office; ground floor; suitable headquarters for electrical, plumbers' or builders' supplies; central location, first-class condition; very low rent. Address VICK, 48 East oth st.

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BACHELOR APARTMENT, completely furnished parlor, bedroom, bath, water, Sept. 15. HOTEL ROYALTON, 44 West 44th st., apartment 107. Llats and Apartments to Tet-An-

Above 14th St., West Side.

furnished. Above 14th St., East 51de.

7 20 ST., 362 EAST—Apartments in the improved dwelling, 2, 3, 4 rooms; all light; baths; lauddry; hot and cold water; \$6 to \$13.50; halls heated.
FOLSOM BHO (HERS, \$55 Broadway. Above 14th St., West Side.

BACHELORS Inspect the "Century," 119 West 45th St. Pinest suites in town. 355 to \$50 monthly. Hotel service, new building, freproof construction. Apply Super-intendent on premises, or

MAXWELL S. MANNES, 496 Fifth Ave., Near 42d St.

Juruished Bouses Wanted.

WANTED-To rent a cottage, twelve (12) rooms completely furnished until Oct. 15; must be or water; stable for three horses; about one hour from New York; Long laland Sound preferred. Address W. L. F., 262 Tenth ave., New York. Surnished Booms & Apariments to Tet

East Side. A.—A.—32D ST., 16 Bast.

High-class house: remodeled and renovated throughout; lat-st piumbing: small furnished suite: private bathroom; valet: breakfast; telephone 553 Madison Sq.

10TH ST., 36 EAST—Comfortably furnished large and small rooms: hot and cold water: every convenience: near all car lines; reference required 17TH ST., 130 EAST—Destrable well-furnished rooms, large and small, for gentlemen. 25 fH ST., 114 EAST - Large and small rooms, nicely furnished; with board; transients accommodated; summer prices

30TH ST., 27 EAST—(Controlled by No. 121

Avenue Co.) a large front room; telephone; breakfast if required; \$25 per month.

230 ST., \$14 WEST-Second floor; single and double rooms; parlor floor; extension; bot water; 230 ST., 414 WEST-Handsome large and small rooms; near L station; transients taken; all con-24 TH ST., 34 WEST, near Madison Sq.—Destration able cool, large and small rooms in quiet house; references. 32D ST., 30 WEST.—Under new management; thoroughly renovated; large or small rooms; private bath. 320 ST., 337 WEST-Newly furnished large and small rooms; running water. OWNER. 34 TH ST., 211 WEST - Nicely furnished or unfurnished parlor floor; other rooms; doctor, dentist 37TH ST., 48 WEST.—Cool, handsomely furnished rooms; quiet house; private family; bath; excellent service. 41 col froms; well furnished: finely kept private house; desirable location. 42D ST., 55 WEST, HOTEL PARKVIEW-Suropean; rooms single and en suite; \$1.00 day; European; rooms sing:

55 week up.

45 TH ST., 156 WEST.—Nicely furnished single
45 and double room for gentlemen or married 46TH ST., 62 WEST-Handsome, large, furnished room with private bath; gentlemen only; refer-48TH ST., 102 WEST-Large or small rooms; nicely furnished; \$2, \$3 and \$4; gentlemen only.

64 TH ST., 142 W.—Elegantly, newly jurnished rooms; large, small; private tiled bath; first-class house and neighborhood; summer rates. 720 ST., 306 WEST. River breeze: no country discomforts; private bath; large rooms: very

CARROLL ST., 611-Private family will let large front room to gentlemen, three closets and run-ning water. HANSON PLACE. 46—Newly furnished: square and hall rooms; delightfully cool; all improve-ments: American family: gentlemen only. ORANGE ST. 96-Handsomely furnished, cool airy rooms; every improvement; convenient all car lines. Bernan's bell. PIERREPONT ST., 149, Heights-Neatly furnished rooms to let at moderate prices. PINEAPPLE ST., 63, near the Bridge-Hand-aomely furnished large and small rooms; all conveniences; sanitary plumbing. ST. FELIX ST., 6-Family two adults having large house would let few rooms to gentlemen. ST. FELIX ST., 48 Nicely furnished from square room; hot cold water; all conveniences; private family.

Select Bourd.

M ADISON AV., 69-Elegantly furnished suite and single rooms, with or without private baths table and attendance unexceptionally fine; references MADISON AV., \$7-Large and small rooms; su-perior table: location central; transients acmonodated.

MADISON AV., 153-155—Delightfully cool, large, light rooms; en suite and single, with or without private baths; excellent table; references. ST. ALBAN'S-B. W. DE FOREST, PROP.
5, 7 and 9 East 31st st.—Central location; desirable
rooms; private baths; parlor dining room.

West Side.

7 TH AV., 105-Two flights; nicely furnished room with board. 14TH ST., 257 WEST-Handsomely furnished large and small clean rooms: excellent board: 14TH ST., 309-3:1 WEST-Cool rooms; dining-room parlor floor; excellent table; summer prices; transients; table boarders. 21 ST ST., 122 WEST—Handsome parlors; 3 or 4 gentlemen; board \$5.5.0; home comforts; other rooms same rates.
230 ST., 443-445 WEST—Superior houses; excludes; dainty cuisine; worth investigation. 320 ST., 59 WEST-Parlor dining rooms: room en suite and singly: transients accommodated 34TH ST. 25 WEST-Parlor, 2d and 3d floor; pri 9.4 TH ST., 244 WEST—Back parlor: suitable for dector; also other rooms; light and cool; board optional; summer rates.

36 TH ST., 146 WEST—Desirable rooms, with board; summer prices; also table board. 38 TH ST., 29 WEST.—House open all summer and kept up to winter standard; prices low; references required in all cases; call 46TH ST., 212 WEST.—Large, alry rooms, suit rooms; breakfast served in rooms; moderate.

132D ST., 160 WF.ST—Desirable large from board, \$5.50; excellent table board reasonable. Brooklyn.

115 TH ST., 408 WEST-Morningside Heights block from Columbia University, St. Luke Hospital; \$7 to \$25.

A SHLAND PLACE, 42, near DeKalb—Owner: A nicely furnished; large and small rooms; all convenies:ces; good home board. COLUMBIA HEIGHTS, 81 - Pleasant summe home with excellent board; Dr. Shepard's Turk ish Baths; Russian baths, etc. COLUMBIA HEIGHTS, 101-Corner house; plead and summer home; light, siry rooms; superio board; reasonable rates; references. LIVINGSTON ST., 62, between Clinton Court, Beights-Well furnished rooms; large hall room M ACON ST., 99—Handsomely furnished alcove and square rooms; every convenience; superior beard and attendance; reference. MONROE PLACE, 13 AND 18-Large from MONROE PLACE, 13 AND 18-Large from during summer; acellonitable; references exchanged ner minutes walk from Bridge. MONROE PLACE, 27—Heights; handsomely fur-nished rooms; all conveniences; good table: transients accommodated; table boarders dealred. A somely furnished large and small rooms; first class board; references. WilLOW ST., 146, Heights-Pleasant rooms, large and small; to rent with board; summer rates; reference exchanged.

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A TTENTION—OLD DR. GRINDLE, GRADUATE A UNIVERSITY OF THE CITY OF NEW YORK, MEDICAL DEPARTMENT, 35 YEARS A SPECIALIST IN DISEASES OF MEN. OLD DR. GRINDLE has been longer established and has had more experience than any other advertising physician; city papers prove this. Under his scientific system of treatment blood and skin diseases, pain in bones, and spots, sore throat and mouth, there, painful swellings, kieney and bladder complaints, scalding it hammation, gravel, undeveloped organs, weak back, lost vitaitity, are speedily, permanently cured. Men about to marry should go to DR. GRINDLE'S old established office, over 15 years at 171 West 12th st., between 6th and 7th ava. Impediments removed. Sufferers, do not waste time consulting less skilling hysicians. Remember OLD DR. GRINDLE'S as record for marvellous cures. Advice free. Mediciae 51. Hours 9 to 9: Sundays 9 to 3.

OLD DR. GREY. 45 years a specialist in OLD DR. GRET. 45 years a specialist in diseases of men only. Quickest permanent cure guaranteed in all the diseases peculiar to men, blood potson, skin diseases, kidney and bladder trouble, weakness, nervous debility, errors of youth, bad dreams, undeveloped organs, impediments to marriage, ec. Consuit old Dr. Grey first: he is the oldest established and the longest in practice of any specialist in the city, office over 35 years at 120 fissi 17th st. near Union Square. Hours, 9 to \$\frac{1}{2}\$ Sundays, \$\frac{1}{2}\$ to \$\frac{1}{2}\$ Scientific treatment, advice free. Medicine only 50 cents. No charge unless cured. A.—QUICKEST PERMANENT CURE in diseases
A. of men: dangerous cases solicited, relief at once
those desiring only first-class scientific treatment
should call. The leading specialist DR BONSCHUre
141 West 21st st. 9 to 3, 7 to 9.

A.—A.—DR. CONRAD'S SANITARIUM (Estab. —1889)—Diseases of women: newly and completely equipped, 127 W. 47th st. (late 117). Consultation free. Hours b—9. Send for bookiet. Tel. 3520 38th. CHRISTINA HANSEN, experienced specialitat, fe-male irregularities and suppressions; success guaranteed every case or no charge; absolutely safe; painless; consultation free; confidential 357 West 21st st.

DR AND MRS. AMES—Oldest and most success-ful specialists in female irregularities; estab-lished 30 years; improved scientific treatment; imme-diate relief positively guaranteed in most obstinate cases; private sanitarium; regular graduated phy-sician; consultation free; confidential 144 West 23d opposite Proctor's Theatre.

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irregularities and suppressions: success guaranteed;
absolutely safe; painless; confidential. MRS. GEIST specialist; 29 years' successful practice confid ntial treatment strictly private; no sign. 337 East 50th st.

122 WEST 45TH-Dr. Mrs. Hohimann cures irrespectively private; no; fee, \$10

49 TH St., 328 WEST-Dr. Crowe cures trregular-ities at once without pain or medicine; fee, \$10.

Magdalena River Colonization Co.

Empire Building, 71 Broadway, Room 1014,

New York City.

Capital Stock. - - - - \$500,000

50,000 Shares (unassessable), \$10 each THE CARTAGENA TERMINAL AND IMPROVEMENT COMPANY, LIM-

ITED, HAS A TRACT OF Three Hundred Thousand Acres In Republic of Colombia, S. A.

on the east bank of the Magdalena River. about five hundred miles from the coast. It is about 1,000 feet above the level of the sea, and has a frontage on the river of

about 25 miles.

The property will be divided into 20. 40, 80 and 100-acre farms and sold to the first 500 settlers at \$5.00 per acre, payable \$1.00 per acre cash, and \$1.00 per acre in four equal annual payments

Without Interest.

Shares of stock in our company exchangeable at any time for land in our

The Town

will be laid out in 1,000 lots of ONE ACRE EACH. Four lots in each block. The company will try and induce the purchasers of farms to select the town lots for their residences, independent of their farms. That is, those whose farms will be located within 3 or 4 miles of the town. If this is acceptable it will be the means of securing good, congenial society, and make our colony attractive. To those who accept of this offer a town

lot will be donated. The prices of town lots will range from \$25 to \$50 each, and those fronting on the RIVER BOULEVARD will be \$100 each. Each town lot will have a frontage

of 200 feet on two avenues.

Surrounding the town site will be two rows of 20-acre farms, and the balance will be laid out in 40 to 100-acre farms. On the south of the town site a park of 100 acres will be reserved, fronting the Magdalena River, for a

to be beautified with beautiful shade trees many of which are on the ground. At a later period a farm school will be

established for the education of boys.

Public Park.

In the Town. About 20 parks, of 4 acres each, will be reserved for the use of our settlers, and blocks, of 4 acres each, will be donated to schools, churches, public library, town

hall, and benevolent societies, such as Masons, Odd Fellows, etc. Referring to the above advertisement, we desire to say that we shall not attempt to induce any settler to locate in our colony who has less than Five Hundred Dollars, (\$500.) simply for the reason, that if he has that amount he is sure of a living for three years, by which time, if he is capable, energetic worker, he is insured

In locating "Riverside," "Pasadena," "Ontario" and other colonies in southern California the limit was One Thousand Dollars, hence the world-wide, well-known success of those colonies. Settlers can make sufficient to live on

the first year in poultry business, butter bananas, plantains, etc.

Timber. In addition to the agricultural products mentioned, we have thousands of acres of all varieties of hard woods, such as Mahogany, Lignum-Vitae, Ebony, Oak, Spanish Cedar, Ash, Laurel, Redwoodsuitable for cabinet work. Also Cinchona, Copalva, Sarsaparilla, Ipecacuana, Cinnamon, Cloves, Arrow Root, Ginger Root and Ginseng Root. and Ginseng Root.

Manufacturing. We are prepared to assist and encourage any desirable manufacturing business that may seek an opening in our colony.

We intend that it shall be an

Industrial Colony. where we will have the following: Carriage and wagon factory, blacksmith shops, furniture factory, eigar factory, box factory, shoe factory, ice factory, and electric plant, agricultural implement works, iron foundry, mining machinery, flour and grist mill, saw mills and within a few years other industries will follow:

Fish and Came. Settlers will require but a limited amount of fresh meats, as there is plenty of wild game, such as deer, rabbits, hare, wild turkeys, prairie chickens, plover, quail, doves, etc. All kinds of river fish abound in the Magdalena and Negro rivers sufficient for home use.

Planting and Care of Improved Places.

Mr. Elisha J. Mann, our superintendent, will plant any size tract for intend-ing settlers with such fruit trees, cocoa, rubber trees, etc., as may be designated, contracting to carefully care for such groves or orchids until full bearing or taken possession of by its owner.

Lumber Mills.

If any lumber mill men will undertake the erection of a first-class mill our company will donate a sufficiently large tract land to warrant them in doing so. Our settlers must have lumber to build and the railroads must have ties and sleepers. Our Pioneer Colony is sure to meet he approval of every intelligent citizen of Colombia, as, if it proves a success, other colonies will be sure to follow.
We do not wish to patent our efforts to

colonize in Colombia, but will aid any other similar enterprise in every way in our power. We desire to notify our correspondents that there is a work entitled: "THE RE-PUBLIC OF COLOMBIA." of about 130 pages, beautifully illustrated with views from all parts of Colombia, which issued by the CONSULATE OF

COLOMBIA and can be had for ONE DOLLAR. If you will forward that amount to this office or to the office of the Consul General of Colombia, No. 17 State Street, New York City, a copy will be forwarded to you postage paid. It is well written and perfectly reliable, and to any one thinking seriously of making their future home in Colombia, the richest and most prolific of all South American Republics, it will be one of the best investments one could make.

Send for pamphlets, maps and photo-Applications for stock or lands can be made at our office, 1014 Empire Building, 71 Broadway, New York.

WM. H. MARTIN, Manager.

The following are the corresponding tables of the week ending July 1:

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Above 14th st., 5th av. to North River